

**City of Eau Claire  
Plan Commission Minutes  
Meeting of August 14, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Brenholt, Larsen, Pederson, Seymour, Radabaugh; Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Petrie, Winzenz, Genskow

The meeting was chaired by Ms. Ebert.

1. **TAX INCREMENT DISTRICT (TID) – Creation of new TID #12**

Mr. Winzenz presented a resolution adopting the project plan and designating boundaries for tax increment district (TID) No. 12. This TID is proposed for a mixed use to help the development and redevelopment of Water Street area. A variety of proposed project plan includes project costs to promote Water Street as a mixed-use district by providing for the acquisition of properties along the Chippewa River and construction of a park, trail, and to invest in public infrastructure within the district. He noted the plan is consistent with the comprehensive plan and the neighborhood plan.

Helene Smiar, the President of Randall Park Neighborhood Association, noted that the neighborhood is in support of the TID. She suggested that language be changed for a stronger partnership between the neighborhood and the council.

Joel Mikelson, 701 Menomonie Street, noted that the neighborhood should have a discussion with the developers and city to get a better understanding of the plan.

Mark Gideonsen, 520 Second Avenue, noted support of the TID and the redevelopment of the neighborhood.

Ms. Mitchell asked if the neighborhood suggestion was too early in the process and should be determined in the future.

Mr. Winzenz noted yes, this is the first step in the process to start the TID.

Mr. Larsen moved to recommend approval of TID No. 12 and of the resolution. Seconded by Mr. Klinkhammer and the motion carried.

2. **REZONING (Z-1607-17) – TR-1A to R-2, Mary Place**

Mr. Tufte presented a request to rezone property from TR-1A to R-2 for existing duplexes on the west side of Mary Place. The duplex located at 4126 Mary Place was destroyed by a fire and applicant desires to rebuild. The proposed rezoning includes several other existing duplexes. This request is consistent with the comprehensive plan.

Paul Holzinger with Bungalow Point Homes was in attendance for the rezoning.

Mr. Klinkhammer moved to recommend approval of the rezoning. Seconded by Mr. Pederson and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1711) – Bed & Breakfast, 107 Elizabeth Street**

Mr. Tufte presented a request for a conditional use permit to allow for a bed and breakfast consisting of three guest rooms for a property located at 107 Elizabeth Street. The property is a large home having unique character and historic value to the community. Three parking stalls are proposed are located along the alley. The Plan Commission should consider the provisions under Section 18.35.040 of city code.

Applicants, Sharyn and John Moss, 107 Elizabeth Street, spoke in support of the bed and breakfast. She noted they would like to share the house with other people and tourists.

Helene Smiar, President of the Randall Park Neighborhood Association noted that the neighborhood supported the proposed bed and breakfast.

Mr. Brenholt moved to approve the conditional use permit. Seconded by Ms. Mitchell and the motion carried.

4. **FINAL PLAT (P-4-12) – Jeffers Road Townhomes Phase III**

Mr. Tufte presented a request to approve the final plat for Jeffers Road Townhomes Phase III, located east of Jeffers Road and south of Shorewood Drive. The final plat is consistent with the approved preliminary plat. This final phase extends Green Park Drive south and then west to Jeffers Road for access to 28 lots for 14 twin homes.

No one spoke at the public hearing.

Mr. Klinkhammer moved to recommend approval of the final plat. Seconded by Mr. Granlund and the motion carried.

5. **SITE PLAN (SP-1719) – Warehouse and Storage facility, 2920 Mondovi Road**

Mr. Tufte presented a request to approve a site plan for a warehouse and storage facility located at 2920 Mondovi Road. The site plan appears to show a 10,800 square foot warehouse building, with three 12,000 square foot future storage buildings and one 7,200 square foot future storage building. The warehouse building appears to have a loading dock with parking for five vehicles. The other future buildings appear to be self-storage facilities.

The site plan shows street trees along Mondovi Road and should add plantings and screening of evergreen trees along Highway 37 as per the landscape manual. Staff has requested lease agreements for both of the existing billboards per city code. Site access is via a 33-foot wide curb cut and a 35-foot wide curb cut. Both the curb cuts will require board approval.

Sean Bohan with AEC, on behalf of the owner, spoke in support of the project.

Ms. Mitchell moved to approve the site plan subject to staff report conditions without condition for bike racks and a pedestrian link since no one works at this facility. Seconded by Mr. Klinkhammer and the motion carried.

6. **SITE PLAN (SP-1720) – Assisted Living and Memory Care, 5110 Stonewood Drive**

Mr. Tufte presented a request to approve a site plan for an assisted living and memory care facility to be located at the northeast corner of Stonewood Drive and Mill Run Road. The site plan shows a 20-stall parking lot to the front of the building and an eight-stall lot to the east.

This site plan is consistent with the general development plan that was approved. The applicant notes this facility will have 12 employees. An easements needs to be provided for the sidewalk along Stonewood Drive. The monument sign shall be reduced to meet sign ordinance standards or Plan Commission would need to approve.

Mark Erickson with Kramer Land Design Studio noted a CSM will show the sidewalk easement and utility easement.

Mr. Klinkhammer moved to approve the site plan subject to staff report conditions. Seconded by Mr. Radabaugh and the motion carried.

7. **DISCUSSION/DIRECTION**

A. Hope Gospel Mission – Comprehensive Plan Amendment Letter

Mr. Tuft presented a request from Hope Gospel Mission to initiate a comprehensive plan amendment for property at 2306 and 2320 Frank Street. The amendment is from residential to commercial for their proposed women's shelter with children. Currently, the facility is an assisted living facility for elderly. This request by applicant is to initiate the hearing process to allow the Plan Commission and City Council consideration of this plan amendment.

Craig Pederson, with Hope Gospel Mission, spoke in support of the project and noted the group does not have a program at this time for children.

Ms. Ebert moved to initiate the comprehensive plan amendment. Seconded by Mr. Pederson and the motion carried

B. Code Compliance Items

Mr. Larsen asked about a property on Grant Avenue about building permits. Mr. Petrie noted that staff has tried to make contact with the property owner and contractor.

C. Future Agenda Items

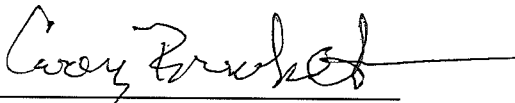
None.

D. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of July 31, 2017 were approved.



Craig Brenholt, Secretary